

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
DECEMBER 9, 2015**

**CALL TO
ORDER
6:00pm**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. at the Earl Bennett Building, Conference Rooms A and B, 1035 1st Ave W, Kalispell, Montana. Board members present were Marie Hickey-AuClaire, Kevin Lake, Ron Schlegel, Dean Sirucek, Jim Heim, Jeff Larsen, and Greg Stevens. Mike Horn had an excused absence. Tim Calaway was absent. Mark Mussman and Erik Mack represented the Flathead County Planning & Zoning Office.

There were 6 people in the audience.

**APPROVAL OF
MINUTES
6:00 pm**

Schlegel made a motion, seconded by Larsen to approve the November 18, 2015 meeting minutes.

On a roll call vote the motion passed unanimously.

**PUBLIC
COMMENT
(not related to
agenda items)
6:01 pm**

Sarah Nargi, owns a surgery center on Highway 93 south of Whitefish. She urged the board not to forget about the people who wished to have the Highway 93 South corridor zoning changed from SAG-5 to reflect more of what was on the ground in the area which included existing businesses.

Bill Montgomery, 5725 Hwy 93 South, gave a history of his business which was a bed and breakfast establishment. He recounted what improvements he had made to the property since he purchased it. He hoped the zoning would continue to encourage clean businesses and professional buildings and reminded the board people in that area wished a zone change.

**ROBERT
ZAVADIL
(FZC-15-06)
6:05 pm**

A Zone Change request in the Highway 93 North Zoning District by Sands Surveying, on behalf of Robert Zavadil. The proposal would change the zoning on parcels containing approximately 20.843 acres from AG-40 (Agricultural) to SAG-10 (Suburban Agricultural). The subject property is located at 249 Moraine Drive, south of Spring Prairie Road.

STAFF REPORT

Mack reviewed Staff Report FZC-15-06 for the Board.

**BOARD
QUESTIONS**

Heim and Mack briefly discussed the zoning on the visual aide map.

**APPLICANT
PRESENTATION**

Eric Mulcahy, Sands Surveying, 2 Village Loop, represented the applicant. He gave a history of the applicant and property. The goal of the zone change was to do a family transfer and gift ten acres to his daughter. The zoning was similar to the proposed zoning on two to three sides. They did not trigger any spot zoning criteria and the uses between the current and proposed zones were similar. He was available for questions.

**BOARD
QUESTIONS**

None.

**AGENCY
COMMENTS**

None.

**PUBLIC
COMMENT**

Hickey-AuClaire confirmed no written comment had been received.

No public rose to speak.

**MAIN MOTION
TO ADOPT
F.O.F.
(FZC-15-06)**

Heim made a motion seconded by Sirucek to adopt staff report FZC-15-06 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.
(FZC-15-06)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO
RECOMMEND
APPROVAL OF
CONDITIONS
(FZC-15-06)**

Lake made a motion seconded by Schlegel to adopt Staff Report FZC-15-06 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
RECOMMEND
APPROVAL OF
(FZC-15-06)**

On a roll call vote the motion passed unanimously.

**BOARD
DISCUSSION**

Hickey-AuClaire reviewed the process the application would follow from this point on.

OLD BUSINESS

None.

NEW BUSINESS

Mussman said this was the last meeting Donna Valade would be attending as board secretary. She had applied for and accepted the position of Planner I with the office.

The board congratulated her on the new position.

The board and Mussman discussed at length when the zone change project which had been commented on during public comment would be addressed and who would be on record to initiate it. They also discussed if Whitefish was going to review the area and if the board should hold off on the process until review was finished. There was no intention to wait for Whitefish to review the area before proceeding.

Mussman reminded the board the Commissioners were scheduled to hear the Whitefish transition files on December 17, 2015.

Nargi said Dave DeGrandpre, technical representative for the people in the Highway 93 South area, had used text from other zones in the proposal for the zoning district. The goal was to not aggravate people in the community. It was a blend of existing zones.

Mussman said it mirrored what was currently in use on the property.

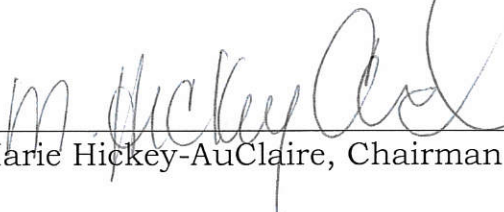
Larsen asked Mussman to look into how the process should be handled.

Hickey-AuClaire recognized a gentleman in the audience who wished to speak.

Marty Beale, 5788 Highway 93 S, was one of the property owners in the area being discussed. He voiced support for working on

the zoning district in that area. It would be more in accordance of what was located on a major highway. He was another property owner who was voicing support for the project.

ADJOURNMENT The meeting was adjourned at approximately 6:25 pm. on a motion by Larsen. The next meeting will be held at 6:00 p.m. on January 13, 2016.


Marie Hickey-AuClaire, Chairman


for Donna Valade, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 01 / 13 /16